



TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	61	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Ford Lane, Rainham**  
**Offers in Excess of £340,000**

- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- CLOAK ROOM & UTILITY ROOM
- RE-FITTED KITCHEN & BATHROOM
- OVERLOOKING BRETONS PARK
- EASY ACCESS TO A13 & M25
- CLOSE TO AMENITIES
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into storm porch, opaque double glazed window to side, tiled flooring, second door is hardwood opening into:

### **Hallway**

Radiator to side, built in storage cupboards, tiled flooring.

### **Utility Room / Large Storage Cupboard**

1.48m x 1.37m (4' 10" x 4' 6") > 0.81m (2' 8") Double glazed window to rear, space for three appliances, space and plumbing for one appliance, wood grain effect laminate flooring.

### **Separate WC**

Comprising low level flush WC, hand wash basin with chrome mixer tap, tiled splash backs, tiled flooring.

### **Lounge**

4.0m x 3.82m (13' 1" x 12' 6") uPVC framed sliding patio doors opening to rear garden, radiator, wood grain effect laminate flooring.

### **Dining Room (Opening from Lounge)**

2.69m x 2.57m (8' 10" x 8' 5") Double glazed windows to front, radiator, large built in double storage cupboards housing boiler, wood grain effect laminate flooring.

### **Kitchen**

3.64m x 2.28m (11' 11" x 7' 6") Double glazed windows to front, range of soft closing matching



wall and base units with integrated handles, granite effect laminate work surfaces, one and half bowl inset butler style sink with chrome mixer tap, space and plumbing for washing machine, space for free standing fridge freezer, space and plumbing for dishwasher, integrated double oven, four ringed gas hob, extractor hood, tiled splash backs, tiled flooring.

### **Bathroom**

1.74m x 1.62m (5' 9" x 5' 4") Opaque double glazed windows to front, P-shaped corner bath, shower, low level flush WC, hand wash basin with chrome mixer tap, chrome hand towel radiator to side, tiled walls, tiled flooring.



### **Bedroom One**

3.7m x 3.37m (12' 2" x 11' 1") Double glazed windows to side, radiator, fitted wardrobes, wood grain effect laminate flooring.

### **Bedroom Two**

3.88m > 2.87m (12' 9" > 9' 5") x 2.84m (9' 4") Double glazed windows to side, radiator, fitted wardrobes, built in storage cupboards, wood grain effect laminate flooring.



### **Bedroom Three**

2.83m x 2.39m (9' 3" x 7' 10") Double glazed windows to side, radiator, wood grain effect laminate flooring.

### **Rear Hallway**

6.33m (20' 9") Opaque double glazed window to side, radiator, wood grain effect laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 24ft x 17ft - Part paved, part artificial grass with various bush and plant borders, timber shed with power and lighting, outside water tap.



### **Front Exterior**

Fully paved with gated off street parking.